

Agenda No.: 6
Public Hearing: Zoning Case (Z08-0010)
Owner(s): SSR Collin Land, LP & Hammons of Frisco, LLP

DESCRIPTION:

A request to amend Planned Development-169 regarding build-to lines and setbacks on 74.7± acres on the southwest corner of Gaylord Parkway and Parkwood Drive. Zoned Planned Development-169-Mixed Use. Neighborhood #35.

HISTORY:

Due to an acreage error on the previous staff report and public hearing notice, this case is being brought back for consideration. The previous zoning case indicated the property contained 71.6± acres. The Planning & Zoning Commission voted 6-0 to approve the request at their August 12, 2008 meeting.

- **Ordinance No. 83-09-05** - September 1983 a portion of the property was annexed and zoned Light Commercial. The remainder of the property was not zoned.
- **Ordinance No. 88-03-05** – On March 15, 1988, City Council rezoned the portion of the property that was Light Commercial to Planned Development-25-Business Center.
- **Ordinance No. 02-09-102** – On September 17, 2002, City Council rezoned the subject tract from PD-25 to PD-169-Mixed Use for the Frisco Sports Complex.

CASE OVERVIEW:

The surrounding land uses are as follows:

Direction	Land Use	Zoning	Comprehensive Plan
North	Developing Non-Residential	Planned Development-25	Mixed-Use Non-Residential
East	Retail	Planned Development-25	Retail
South	Retail	Planned Development-25	Mixed-Use Non-Residential
West	Hall Office Park	Planned Development-59	Office

The applicant's request is to amend PD-169-Mixed-Use to allow additional setbacks for buildings five (5) stories or taller. The requirements for buildings four (4) stories or less will not change. At the time of the original Planned Development, it was required that all

buildings, regardless of height, be constructed on the build-to line. Since that time, staff has researched other setback requirements that are more consistent with taller buildings while enhancing the public realm at street-level. Similar requirements have been adopted as part of the Form Based Codes Manual as well as the recent amendment to the Original Town Commercial (OTC) District. Staff is recommending that the language recently adopted in the OTC District be applied to this Planned Development.

RECOMMENDATION:

Staff recommends approval of the request, subject to the following conditions:

EXHIBIT "C"

PLANNED DEVELOPMENT STANDARDS

E. Projections into a Required Front Building Line

4. **For all buildings four (4) stories or less in height, eighty percent (80%) of each building front façade must be constructed at the ten (10) feet Building Line along internal streets (excluding Dallas North Tollway, Parkwood Boulevard and Gaylord Parkway). With Planning & Zoning Commission approval, a building may set back from the front yard line to provide a wider pedestrian area than required, if it is determined a benefit to the public realm (i.e. outdoor areas accessible to the public). Parking and drive aisles are prohibited in the increased building setback area.**